3 The Green, Church Stowe, Northamptonshire, NN7 4SN

HOWKINS & HARRISON

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Guide Price £795,000

A beautifully presented, stone-built detached family home, recently refurbished to a high standard, offering versatile and generous accommodation. The property boasts a bespoke, high-quality fitted kitchen, a newly installed modern bathroom, and has been redecorated throughout. Situated in the sought-after village of Church Stowe, it enjoys picturesque views over a private tree-lined green to the front and adjoining rolling countryside to the rear.

Features

- Detached stone built family home
- Sought after village location
- Very well presented
- New bespoke "Grand Union Designs" solid oak fitted kitchen/breakfast with quality appliances
- Energy Rating -A, with significant renewable incentive income streams
- Four double bedrooms
- En-suite and newly fitted family bathroom
- Two reception rooms and conservatory
- Integrated double garage, EV charging and solar panels
- Countryside views

Location

The pretty village of Church Stowe is the largest settlement in the civil parish of Stowe Nine Churches. Situated at the top of a hill, with wonderful far-reaching views from the village across the Nene Valley.

Church Stowe is well situated being approximately one mile from the A5 Watling Street which connects easily to the M1, A14, A43 and M40. It is situated just five miles north of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre. Train stations at Milton Keynes and Northampton offer services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world-famous Silverstone race circuit!

Ground Floor

The property opens into a spacious entrance hall with engineered wood flooring, stairs to the first floor, understairs storage, and access to all main rooms and a cloakroom. The bespoke kitchen/breakfast room by "Grand Union Designs" features a handcrafted solid oak shaker-style kitchen with base and wall units, quartz work surfaces, a window bench, along with integrated appliances including a double oven with warming drawer, microwave, induction hob, full-height fridge, freezer, dishwasher, and composite sink. The adjoining utility room provides additional storage, appliance space, and access to the side of the property and the integrated double garage. The sitting room includes a "cassette" style multi-fuel stove and double doors to the conservatory with a pitched roof and French doors leading to the garden, while the dining room offers space for a large table and chairs, complemented by a handcrafted ash dresser with shelving above.

First Floor

The light open plan landing leads to all principal rooms offering versatile space, including 'reading nook/work desk' and insulated loft access. The master bedroom enjoys dual aspect views to the front and rear, overlooking the private green and garden with countryside views, benefitting from bespoke oak built-in cupboards and drawers and en-suite shower room. There are three further double bedrooms with built-in storage to bedrooms two and three, and four piece family bathroom equipped with Velux skylights, free standing Adamsez bath, tiled shower cubicle, WC and wash basin.

Outside

The front of the property enjoys views of the private communal green with a large gravel driveway allowing parking for 4 vehicles leading to a double garage with electric up and over doors, EV charging port and side gated access. A paved footpath walks you to the front door bordering established wildflower beds with a secluded seating area.

The South-East facing rear garden benefits from sunlight throughout most of the day overlooking rolling countryside views and is beautifully tended with an array of established plants and trees, the garden is mainly laid to lawn enclosed by fencing and thoughtfully planted herbaceous borders, with seating areas and log store.

Agents Notes

The Green' is owned by a management company whose shareholders are the nine homeowners of 1-9 The Green, with expected annual costs amounting to approximately £200pa per house, for the upkeep, insurance, and maintenance of grounds.

A beautifully presented stone built detached family house with adjoining rolling countryside views to the rear, nestled in the sought after village of Church Stowe.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327-316880

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

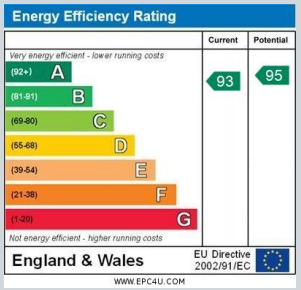
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700

Council Tax Band- G



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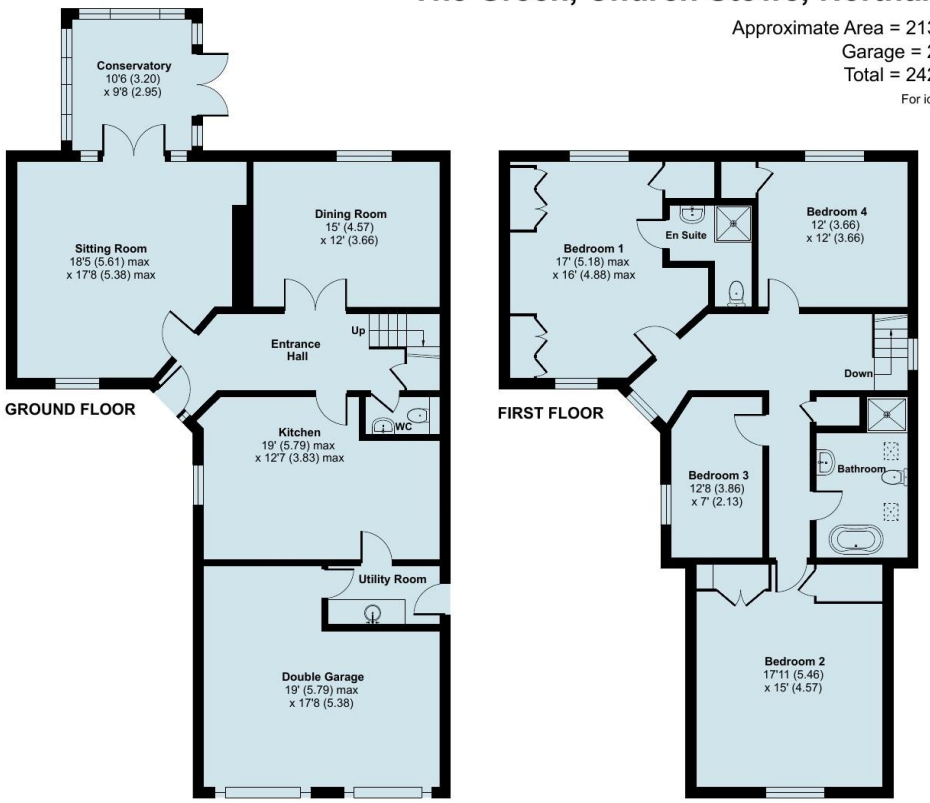
Instagram	HowkinsLLP

The Green, Church Stowe, Northampton, NN7

Approximate Area = 2139 sq ft / 198.7 sq m
Garage = 287 sq ft / 26.6 sq m
Total = 2426 sq ft / 225.3 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Howkins & Harrison. REF: 1161006

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